



14 Tabors Avenue, Chelmsford, Essex

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# 14 Tabors Avenue Chelmsford, Essex, CM2 7ES

A detached family home with plenty of potential for improvement

Chelmsford city centre 1.3 miles, A12 (Jct 18) 1.5 miles, Chelmsford mainline station 2 miles (38 minutes to London Liverpool Street), M25 (Jct 28) 13.7 miles

Reception room | Dining room | Kitchen/  
breakfast room | Cloakroom | 4 Bedrooms  
Family bathroom

Stores | Double garage | Gardens  
EPC Rating G

## The property

14 Tabors Avenue is a splendid, detached family home that offers light, airy accommodation with plenty of potential for modernisation and redevelopment.

The ground floor provides a well-proportioned reception room with a window to the front and sliding glass doors opening onto the elevated, south-facing terrace at the rear. There is a formal dining room, which also opens to the rear terrace, while the kitchen/breakfast room offers plenty of storage, integrated appliances and space for a breakfast table for informal dining.

Upstairs there are four double bedrooms, three of which are similarly proportioned, plus the generous principal bedroom, which has extensive fitted storage. The first floor also has a family bathroom with a separate shower unit. The property features additional lower-ground floor accommodation, which is currently used as storage but could be converted to provide further useful living space opening onto the rear garden.

## Outside

At the front of the property, the well-presented garden has an area of lawn, paved pathways, well-stocked flowerbeds and various border shrubs. There is a paved driveway with parking space in front of the detached double garage, which provides further parking or home storage. At the rear, the sunny south-facing garden includes lawns, border shrubs and hedgerow and colourful flowerbeds. There is also a meadow beyond the main lawn with a large apple tree, while across the back of the house there is an elevated terrace which is ideal for al fresco dining.

## Location

The property is located just over a mile from Chelmsford city centre, in the suburb of Great Baddow. Great Baddow itself has several shops and local amenities, while Chelmsford has a vibrant and bustling centre, with plenty of historic architecture. There are excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, along with the pedestrianized High Street. The city is also home to a wealth of excellent restaurants, cafés and bars, and boasts superb leisure and recreational facilities. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to several reputable independent schools. The property's location is extremely convenient for transport connections, with the A12 less than two miles away, and easy access to Chelmsford city centre, with its mainline station (40 minutes to London Liverpool Street).









# Floorplans

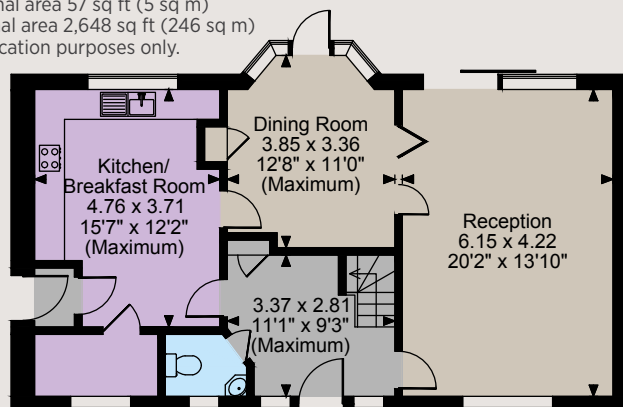
Main House internal area 2,291 sq ft (213 sq m)

Garage internal area 300 sq ft (28 sq m)

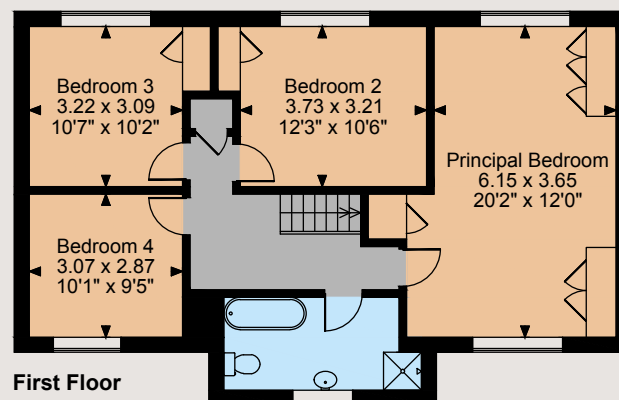
Store internal area 57 sq ft (5 sq m)

Total internal area 2,648 sq ft (246 sq m)

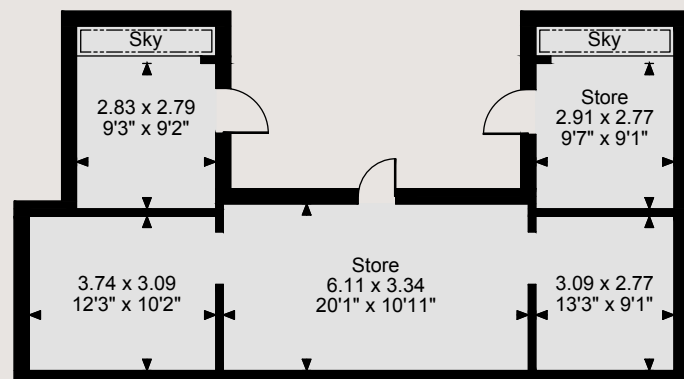
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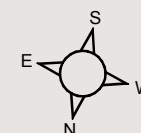
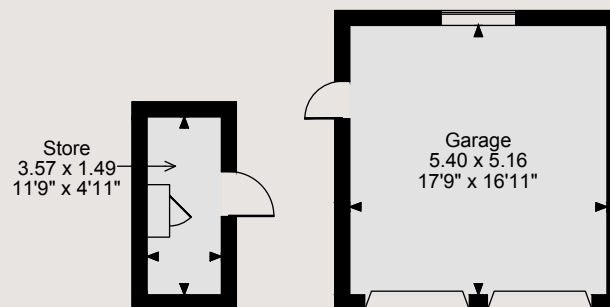
Ground Floor



First Floor



Lower Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From Chelmsford city centre, take the A1060/ Parkway towards the A12 and at the Army and Navy Roundabout, take the third exit onto the B1009/Baddow Road. Follow Baddow Road for a mile, continuing straight ahead at the roundabout before turning left onto Tabors Avenue. You will find the property on the right.

## General

**Local Authority:** Chelmsford City Council

**Services:** Mains electricity, water and drainage. Oil-fired central heating.

**Council Tax:** F

**Tenure:** Freehold

**Guide Price:** £850,000

## Chelmsford

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